File 23522-8

BOX 14-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110069467 DEEDWARR
Recvd: 11/04/11 08:29 2 pgs
Fees:13.00 Taxes:758.50
20111104-0086035

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2011.

Notary Public

MY COMMISSION EXPIRES: 3-3-2014

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHRISTOPHER SANDERS AND WIFE, ANGELA SANDERS	Fidelity Bank	172040A08000CO
(NAME)	(NAME)	
1444 Timber Ridge Circle	3 Corporate Square,Ste 700	
(ADDRESS)	(ADDRESS)	
Nashville , TN 37211	Atlanta, GA 30329	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Susan I Vear, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHRISTOPHER SANDERS AND WIFE, ANGELA SANDERS, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN(*) COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: *DAVIDSON.

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 107 on the Plan of Highlands of Brentwood (formerly Brentwood Highlands), Phase Two, a Planned Unit Development, as of record in Instrument No. 20000209-0013331, in the Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Susan I. Vear by Warranty Deed dated April 29, 2009 from Kyle G. Johnson and spouse, Jana K. Johnson of record in Instrument No. 20090501-0040018, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF HIGHLANDS OF BRENTWOOD, PHASE TWO, A PLANNED UNIT DEVELOPMENT OF RECORD AS INSTRUMENT NO. 20000209-001331, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 11189, PAGE 612; BOOK 11356, PAGE 815; BOOK 11356, PAGE 840; BOOK 11629, PAGE 906; INSTRUMENT NO. 20021121-0144877; INSTRUMENT NO. 20020722-0087704 AND INSTRUMENT NO. 20000209-0013331, SAID REGISTER' S OFFICE; FURTHER SUBJECT TO EASEMENTS IN FAVOR OF METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE FOR SANITARY SEWERS AND/OR STORM DRAINAGE OF RECORD IN BOOK 7461, PAGE 805 AND BOOK 7379, PAGE 28, SAID REGISTER'S OFFICE; SUBJECT TO EASEMENT TO BELLSOUTH TELECOMMUNICATIONS, INC. OF RECORD IN BOOK 11608, PAGE 467, SAID REGISTER'S OFFICE AND DEED TO HIGHLANDS OF BRENTWOOD HOA OF RECORD IN BOOK 11629, PAGE 909 AND INSTRUMENT NO. 20000407-0035205, SAID REGISTER'S OFFICE AND SUBJECT TO RESERVATION OF EASEMENT AS SET FORTH IN SPECIAL WARRANTY DEED AND RESERVATION AND GRANT OF EASEMENT IN BOOK 11189, PAGE 612, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 1444 Timber Ridge Circle, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves,

our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of October, 2011.

Susan I Vear

STATE OF TENNESSEE

COUNTY OF Davidson

On this 31st day of October, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Susan I Vear**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public, DEANIE L. GREGORY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY